

1 BILL NO. R-84-03-07

2 DECLARATORY RESOLUTION NO. R-43-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
Under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 February 23, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 That part of Lot numbered 106 in the
12 Original Plat of the City of Fort
Wayne, Indiana, described as com-
13 mencing 20.0 feet North of the South-
east corner of the said Lot numbered
106; thence running North 20.0 feet
14 along the West line of Calhoun Street;
thence West 60.0 feet parallel with
15 the South line of the said Lot num-
bered 106; thence South 20.0 feet
16 parallel with the said West line of
Calhoun Street; thence East 60.0 feet
17 parallel with the said South line of
lot numbered 106 to the place of be-
18 ginning, being Lot numbered 5 in the
subdivision of said Lot numbered 106
19 in the Original Plat of the City of
Fort Wayne, Indiana, and also the
20 South 40.0 feet of Lot numbered 105
in the Original Plat of the City of
21 Fort Wayne, Indiana, together with
the West 5.0 feet of the South 40.0
22 feet and the East 5.0 feet of the
North 20.0 feet of the South 40.0
23 feet of the Vacated Alley abutting
and adjoining said premises between
24 said Lots numbered 105 and 106 in
the Original Plat of the City of
25 Fort Wayne, Indiana;

26 said property more commonly known as 814 South Calhoun Street,
27 Fort Wayne, Indiana;

28 WHEREAS, it appears that said petition should be pro-
29 cessed to final determination in accordance with the provisions
30 of said Division 6.

31 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
32 OF THE CITY OF FORT WAYNE, INDIANA:

1 Page Two

2
3 SECTION 1. That, subject to the requirements of Section
4 4, below, the property hereinabove described is hereby designated
5 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
6 12.1. Said designation shall begin upon the effective date of
7 the Confirming Resolution referred to in Section 3 of this Resolu-
8 tion and shall continue for one (1) year thereafter. Said desig-
9 nation shall terminate at the end of that one-year period.

10 SECTION 2. That upon adoption of this Resolution:

11 (a) Said Resolution shall be filed with the Allen
12 County Assessor;

13 (b) Said Resolution shall be referred to the Committee
14 on Finance and shall also be referred to the De-
15 partment of Economic Development requesting a re-
16 commendation from said department concerning the
17 advisability of designating the above designated
18 area an "Economic Revitalization Area";

19 (c) Common Council shall publish notice in accordance
20 with I.C. 5-3-1 of the adoption and substance of
21 this Resolution and setting this designation as an
22 "Economic Revitalization Area" for public hearing;

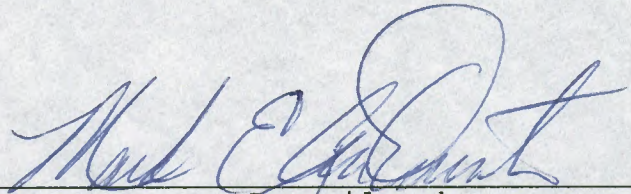
23 (d) If this Resolution involves an area that has al-
24 ready been designated an allocation area under
25 I.C. 36-7-14-39, then the Resolution shall be re-
26 ferred to the Fort Wayne Redevelopment Commission
27 and said designation as an "Economic Revitalization
28 Area" shall not be finally approved unless said
29 Commission adopts a resolution approving the peti-
30 tion.

31 SECTION 2. That this Resolution shall be subject to
32 being confirmed, modified and confirmed or rescinded after public

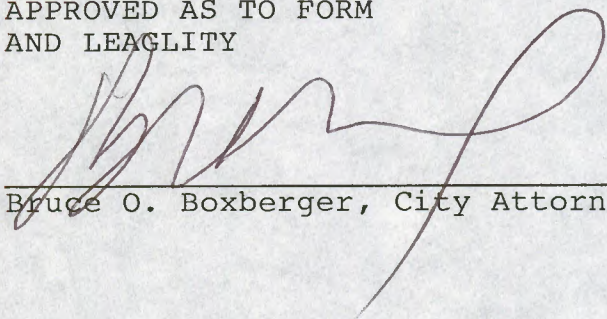
1 Page Three

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3 hearing and receipt by Common Council of the above described re-
4 commendations and resolution, if applicable.

5 SECTION 4. That this Resolution shall be in full force
6 and effect from and after its passage and any and all necessary
7 approval by the Mayor.

8
9 
Councilmember

10 APPROVED AS TO FORM
11 AND LEAGLITY

12 
13 Bruce O. Boxberger, City Attorney
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FOX RIVER BOND
25% COTTON

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____.M.,E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Mia Quinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2/13/84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. R-43-84
on the 13th day of March, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. E. E. E. E.
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 14th day of March, 1984,
at the hour of 11:30 o'clock a.M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of March,
1984, at the hour of 1 o'clock P.M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Roger R. Shook & Company
2. Owner(s) Same
3. Address of Owner(s) 814 S. Calhoun Street
Fort Wayne, IN
4. Telephone Number of Owner(s) () 426-7612
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant Same
7. Telephone number of Applicant () Same
8. Address of Property Seeking Designation Same
9. Legal Description of Property Proposed for Designation (may be attached) See attached
10. Township Wayne
11. Taxing District City of Fort Wayne

12. Current Zoning Commercial Retail
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Empty
- _____
- _____
- b. What Structure(s) (if any) are on the property? Three Story Building
and Basement
- _____
- b. What is the condition of this structure/these structures? good
- _____
15. Current Assessed Value of Real Estate \$202,000
- a. Land _____
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- _____
17. Description of Proposed Improvements to the Real Estate New Historic
facing and complete remodeling
- _____
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
Immediately
- b. When is completion expected? June 1984
19. Cost of Project (not including land costs) \$115,00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? _____

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? _____

c. Anticipated time frame for reaching employment level stated above? _____

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

Will this project require a rezoning, variance, or approval before construction is initiated? YES NO

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

I hereby certify that the information and representation on this Application are true and complete.

Roger H. Thompson
Signature(s) of Owners

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

No. 21 FEBRUARY 23, 1984

Received from R. H. SHOOK, INC.

One Hundred and $\frac{00}{100}$ Dollars

TAX ABATEMENT APPLICATION FEE

\$100.00

James D. R.

DOWNTOWN OFFICE
ALLEN COUNTY BANK & TRUST
4 FORT WAYNE, INDIANA 46802

R. H. SHOOK, INC.

P.O. BOX 4382

LANTANA, FLA 33465-4382

1162

71-1375

749

Feb 23 1984

PAY One Hundred Dollars 00/100 DOLLARS \$ 100.00

TO THE ORDER OF City of Fort Wayne

ADDRESS

CITY

R. H. Shook

⑈001162⑈⑈074913754⑈⑈1726⑈3160⑈

does hereby lease to Lessee the following described real estate in the City of
Fort Wayne, County of Allen, and State of Indiana, to-wit:

That part of Lot numbered 106 in the Original Plat of the City of Fort Wayne, Indiana, described as commencing 20.0 feet North of the Southeast corner of the said Lot numbered 106; thence running North 20.0 feet along the West line of Calhoun Street; thence West 60.0 feet parallel with the South line of the said Lot numbered 106; thence South 20.0 feet parallel with the said West line of Calhoun Street; thence East 60.0 feet parallel with the said South line of lot numbered 106 to the place of beginning, being Lot numbered 5 in the subdivision of said Lot numbered 106 in the Original Plat of the City of Fort Wayne, Indiana, and also the South 40.0 feet of Lot numbered 105 in the Original Plat of the City of Fort Wayne, Indiana, together with the West 5.0 feet of the South 40.0 feet and the East 5.0 feet of the North 20.0 feet of the South 40.0 feet of the Vacated Alley abutting and adjoining said premises between said Lots numbered 105 and 106 in the Original Plat of the City of Fort Wayne, Indiana; commonly known as 814 South Calhoun Street, Fort Wayne, Indiana.



The City of Fort Wayne

March 12, 1984

Mark GiaQuinta, Chairman of Finance
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Roger R. Shook & Co.

Dear Mr. GiaQuinta:

On February 23, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 814 South Calhoun as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on March 1, 1984. A formal review of the site and an interview with Mr. Roger R. Shook was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mark GiaQuinta
March 12, 1984
Page 2

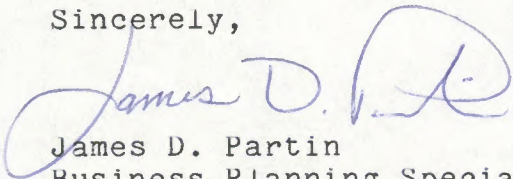
Rationale

The above stated recommendation is based upon the following rationale:

1. Deterioration of improvements
2. Age obsolescence
3. Improvement of the physical appearance of the City
4. Rehabilitation of deteriorated structures
5. Increase in employment by 20 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in blue ink, reading "James D. Partin". The signature is fluid and cursive, with a large loop at the end of the last name.

James D. Partin
Business Planning Specialist
Department of Economic Development

th

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionQ-84-03-07DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1.(814 South Calhoun St. - Roger R. Shook & Company)

EFFECT OF PASSAGE A presently empty three-story building plus basement
will be remodeled and made usable.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS)

ASSIGNED TO COMMITTEE (PRESIDENT)